

## **CHAPTER 20.05**

### **USE CLASSIFICATIONS**

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#### **20.05.010 Purpose and Applicability**

Use classifications describe one or more uses having similar characteristics, but do not list every use or activity that may appropriately be within the classification. The Planning Director shall determine whether a specific use shall be deemed to be within one or more use classifications or not within any classification in this code. The Planning Director may determine that a specific use shall not be deemed to be within a classification, whether or not named within the classification, if its characteristics are substantially incompatible with those typical of uses named within the classification. The Planning Director's decision may be appealed to the Planning Commission.

#### **20.05.020 Uses Not Classified**

Any new use, or any use that cannot be clearly determined to be in an existing use classification, may be incorporated into zoning regulations by a Zoning Code text amendment, as provided in Chapter 20.94.

#### **20.05.030 Residential Use Classifications**

- A. Boarding or Rooming House. A residence or dwelling unit, or part thereof, wherein a room or rooms are rented under two or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the residence.

- B. Day Care, Limited. Non-residential, non-medical care and supervision of fourteen or fewer persons on a less than twenty-four hour basis. This classification includes, but is not limited to, nursery schools, preschools, and day care centers for children (large and small family day care homes) and adults.
1. Large Family Child Care Homes. Day care facilities located in single-family residences where an occupant of the residence provides care and supervision for nine to fourteen children. Children under the age of 10 years who reside in the home count as children served by the day care facility.
  2. Small Family Child Care Homes. Day care facilities located in single-family residences where an occupant of the residence provides care and supervision for eight or fewer children. Children under the age of 10 years who reside in the home count as children served by the day care facility.
- C. Group Residential. Shared living quarters, occupied by two or more persons not living together as a single housekeeping unit. This classification includes, without limitation, boarding or rooming houses, dormitories, fraternities, sororities, and private residential clubs, but excludes residential care facilities (general, small licensed, and small unlicensed) and residential hotels (see Single-Room Occupancy (SRO) Residential Hotels, Section 20.05.050(EE)(4)).
- D. Integral Facilities. Any combination of two or more Residential Care (Small Licensed, Small Unlicensed, or General) facilities which may or may not be located on the same or contiguous parcels of land, that are under the control and management of the same owner, operator, management company or licensee or any affiliate of any of them, and are integrated components of one operation shall be referred to as Integral Facilities and shall be considered one facility for purposes of applying federal, state and local laws to its operation. Examples of such Integral Facilities include, but are not limited to, the provision of housing in one facility and recovery programming, treatment, meals, or any other service or services to program participants in another facility or facilities or by assigning staff or a consultant or consultants to provide services to the same program participants in more than one licensed or unlicensed facility.
- E. Integral Uses. Any two or more licensed or unlicensed residential care programs commonly administered by the same owner, operator, management company or licensee, or any affiliate of any of them, in a manner in which participants in two or more care programs participate simultaneously in any care or recovery activity or activities so commonly administered. Any such Integral Use shall be considered one use for purposes of applying federal, state and local laws to its operation.
- F. Multifamily Residential. Three or more dwelling units on a site. This classification includes mobile home and factory-built housing.
- G. Parolee-Probationer Home. Any residential structure or unit, whether owned and/or

operated by an individual or a for-profit or nonprofit entity, which houses two or more parolees - probationers unrelated by blood, marriage, or legal adoption, in exchange for monetary or non-monetary consideration given and/or paid by the parolee - probationer and/or any public or private entity or person on behalf of the parolee - probationer. A parolee - probationer includes: (i) any individual who has been convicted of a federal crime, sentenced to a United States prison, and received conditional and revocable release in the community under the supervision of a federal parole officer; (ii) any individual who has served a term of imprisonment in a State prison and who is serving a period of supervised community custody, as defined in Penal Code Section 3000, and is under the jurisdiction of the California Department of Corrections, Parole and Community Services Division; (iii) an adult or juvenile sentenced to a term in the California Youth Authority and who has received conditional and revocable release in the community under the supervision of a Youth Authority Parole Officer; or (iv) any individual who has been convicted of a felony, sentenced to any correctional facility, including County correctional facilities, and is under the jurisdiction of any federal, state, or County parole or probation officer. For the purposes of this paragraph, "felony" means a felony as defined by any California or United States statute.

- H. Residential Care Facilities, General. Any place, site or building, or groups of places, sites or buildings, licensed by the state or unlicensed, in which seven or more individuals with a disability reside who are not living together as a single housekeeping unit and in which every person residing in the facility (excluding the licensee, members of the licensee's family, or persons employed as facility staff) is an individual with a disability.
- I. Residential Care Facilities, Small Licensed. State licensed facilities that provide care, services, or treatment in a community residential setting for six or fewer adults, children, or adults and children and which are required by State law to be treated as a single housekeeping unit for zoning purposes. Small licensed residential care facilities shall be subject to all land use and property development regulations applicable to single housekeeping units.
- J. Residential Care Facilities, Small Unlicensed. Any place, site or building, or groups of places, sites or buildings, which is not licensed by the State of California and is not required by law to be licensed by the State, in which six or fewer individuals with a disability reside who are not living together as a single housekeeping unit and in which every person residing in the facility (excluding persons employed as facility staff) is an individual with a disability.
- K. Single-Family Residential. "Single-Family Residential" means a building or buildings containing one dwelling unit located on a single lot for occupancy by one family. This classification includes mobile homes and factory built housing.
- L. Two-Family Residential. "Two-Family Residential" means a building or buildings containing two dwelling units located on a single lot, each unit limited to occupancy

by a single family. This classification includes mobile homes and factory built housing.

**20.05.040 Public and Semipublic Use Classifications**

- A. Airport. Runways and related facilities for airplane landing and take-off.
- B. Cemetery. Land used or intended to be used for the burial of human remains and dedicated for cemetery purposes. Cemetery purposes include columbariums, crematoriums, mausoleums, and mortuaries operated in conjunction with the cemetery.
- C. Clubs and Lodges. Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests. This classification includes union halls, social clubs and youth and senior centers.
  - 1. Yacht Clubs. Meeting, recreational, social and support facilities of an organization primarily used to promote and regulate yachting and boating.
- D. Convalescent Facilities. Establishments providing care on a 24-hour basis for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services.
- E. Cultural Institutions. Nonprofit institutions displaying or preserving objects of interest in one or more of the arts or sciences. This classification includes libraries, museums, and art galleries.
- F. Day Care, General. Provision of non-medical care for fifteen or more persons on a less than 24-hour basis. This classification includes nursery schools, preschools, and day care centers for children or adults.
- G. Detention Facilities. Publicly owned and operated facilities providing housing, care, and supervision for persons confined by law.
- H. Emergency Health Care. Facilities providing emergency medical service with no provision for continuing care on an inpatient basis.
- I. Emergency Shelter. Overnight sleeping accommodations providing temporary housing (not to exceed 60 days) to indigent, homeless, needy, or transient families and/or individuals. Such accommodations may include basic supportive services such as eating and drinking, restroom, bathing, laundry facilities, and storage areas.

- J. Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles.
- K. Heliports. Pads and facilities enabling takeoffs and landings by helicopters.
- L. Hospitals. Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees.
- M. Maintenance and Service Facilities. Facilities providing maintenance and repair services for vehicles and equipment, and materials storage areas. This classification includes corporation yards, equipment service centers, and similar facilities.
- N. Marinas. A boat basin with docks, mooring facilities, supplies and equipment for small boats.
- O. Park and Recreation Facilities. Noncommercial parks, playgrounds, recreation facilities, and open spaces.
- P. Public Safety Facilities. Facilities for public safety and emergency services, including police and fire protection.
- Q. Religious Assembly. Facilities for religious worship and incidental religious education, but not including private schools as defined in this section.
- R. Schools, Public or Private. Educational institutions having a curriculum comparable to that required in the public schools of the State of California.
- S. Utilities, Major. Generating plants, electrical substations, above-ground electrical transmission lines, lone switching buildings, refuse collection, transfer recycling or disposal facilities, water reservoirs, flood control or drainage facilities, water or wastewater treatment plants, transportation or communications utilities, and similar facilities of public agencies or public utilities. A structure that may have a significant effect on surrounding uses shall be regulated under this classification.
- T. Utilities, Minor. Utility facilities that are necessary to support legally established uses and involve only minor structures such as electrical distribution lines, underground water and sewer lines.

**20.05.050 Commercial Use Classifications**

- A. Adult-Oriented Businesses. See Chapter 5.96 of the Municipal Code.
- B. Ambulance Services. Provision of emergency medical care or transportation, including incidental storage and maintenance of vehicles.
- C. Animal Sales and Services.
  - 1. Animal Boarding. Provision of shelter and care for animals on a commercial basis. This classification includes activities such as feeding, exercising, grooming, and incidental medical care.
  - 2. Animal Grooming. Provision of bathing and trimming services for animals on a commercial basis. This classification includes boarding of domestic animals for a maximum period of 48 hours.
  - 3. Animal Hospitals. Establishments where animals receive medical and surgical treatment. This classification includes only facilities that are entirely enclosed, soundproofed, and air-conditioned. Grooming and temporary (30 days) boarding of animals is included if incidental to the hospital use.
  - 4. Animals Retail Sales. Retail sales and boarding of animals, provided such activities take place within an entirely enclosed building. This classification includes grooming if incidental to the retail use, and boarding of animals not offered for sale for a maximum period of 48 hours.
- D. Artists' Studios. Work space for artists and artisans, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft.
- E. Banks and Savings and Loans. Financial institutions that provide retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money. It also includes businesses offering check-cashing facilities.
  - 1. With Drive-Through/Drive-Up Service. Institutions providing services accessible to persons who remain in their vehicles.
  - 2. Freestanding ATM's. Automated teller machines located on properties separate from financial institutions.
- F. Building Materials and Services. Retailing, wholesaling, or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and building contractors' yards, but excludes

establishments devoted exclusively to retail sales of paint and hardware, and activities classified under Vehicle/Equipment Sales and Services, including vehicle towing services.

- G. Catering Services. Preparation and delivery of food and beverages for off-site consumption, without provision for on-site pickup or consumption (see also Eating and Drinking Establishments.)
- H. Commercial Filming. Commercial motion picture or video photography at the same location more than 6 days per quarter of a calendar year.
- I. Commercial Recreation and Entertainment. Provision of participant or spectator recreation or entertainment . This classification includes cinemas, theaters, sports stadiums and arenas, amusement parks, bowling alleys, billiard parlors, pool rooms, dance halls, ice/roller skating rinks, golf courses, miniature golf courses, scale-model courses, shooting galleries, tennis/racquetball courts, arcades or electronic games centers having three or more coin-operated game machines and card rooms. This classification does not include Adult-Oriented Businesses (See Chapter 5.96 of the Municipal Code).
  - 1. Cinemas. The presentation of motion pictures, slides or video before an individual or assemblage of persons for fee or consideration and in which the serving of food and/or beverages is clearly incidental to such presentations.
  - 2. Theaters. The presentation of live performances before an individual or assemblage of persons for a fee or consideration and in which the service and consumption of food and/or beverages is minor and is only allowed to occur outside of seating and presentation areas.
  - 3. Cabarets and Nightclubs. Establishments with the principal purpose of providing live entertainment and/or dancing occupying more than 20 percent of the net public area in conjunction with the serving of food and/or beverages.
- J. Communications Facilities. Broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms, but excluding Utilities (Major). This classification includes radio, television, or recording studios; telephone switching centers; and telegraph offices.
- K. Eating and Drinking Establishments. Businesses with the principal purpose to serve prepared food or beverages for consumption on or off the premises.
  - 1. Full Service, High Turnover. Establishments with the following characteristics:

- a. Customers are typically provided with an individual menu and are served by a restaurant employee at the same table or counter at which the items are consumed.
  - b. Typical seating turnover rates of less than one hour.
  - c. Average weekday vehicle trip generation rate is more than 100 vehicle trips per 1,000 square feet of gross floor area, but less than 300 vehicle trips per 1,000 square feet of gross floor area.
2. Full-Service, Low Turnover. Establishments with the following characteristics:
- a. Customers are provided with an individual menu and are served by a restaurant employee at the same table or counter at which the items are consumed.
  - b. Typical seating turnover rates of at least one hour.
  - c. Average weekday vehicle trip generation rate does not exceed 100 vehicle trips per 1,000 square feet of gross floor area.
  - d. Is not open to the public between the hours of 6:30 a.m. and 9:30 a.m. on weekdays or where no more than 2 percent of week day vehicle trips are generated between the hours of 6:30 a.m. and 9:30 a.m..
3. Full Service, Small Scale. Establishments with the following characteristics:
- a. The net public area of 1,000 square feet or less.
  - b. No more than 25 seats are provided.
  - c. Average weekday vehicle trip generation rate is less than 300 vehicle trips per 1,000 square feet of gross floor area.
4. Take-Out Service. Establishments with the following characteristics:
- a. More than 30 percent of the transactions are sales for off-site consumption.



- b. Customers are typically served either at counter or service window.
  - c. Average weekday vehicle trip generation rate is more than 300 vehicle trips per 1,000 square feet of gross floor area.
    - (1) With Drive-Through/Drive-Up. Service from a building to persons in vehicles through an outdoor service window or serve to persons in vehicles parked in designated parking spaces.
5. Take-Out Service, Limited. Establishments offering a limited variety of food or beverages principally for off-site consumption, but which may include incidental seating for consumption on-site. Typical uses include bakeries, candy, nut, and confectionery stores, ice cream and frozen dessert stores, small delicatessens and similar establishments with the following characteristics:
- a. More than 30 percent of the transactions are sales for off-site consumption.
  - b. Customers are served either at counter or service window.
  - c. No more than 6 seats are provided.
  - d. Net public area does not exceed 100 square feet.
6. Accessory. Any establishment serving as an accessory use in a retail, office, or institutional building with a gross floor area of 5,000 square feet or more, provided the establishment has no separate entrance, the hours of operation correspond with those of the principal use and the total net public area of all such establishments within the building total to no more than 5 percent of the gross floor area, up to a maximum of 1,500 square feet.
7. Bars and Cocktail Lounges. Establishments with the principal purpose to sell or serve alcoholic beverages for consumption on the premises or any establishment having any of the following characteristics:
- a. Is licensed as a "public premises" by the California Department of Alcoholic Beverage Control.
  - b. Provides an area for serving alcoholic beverages that is operated during hours not corresponding to regular meal

service hours. Food products sold or served incidentally to the sale or service of alcoholic beverages shall not be deemed as constituting regular meal service.

- L. Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include groceries and liquor stores. Establishments at which 20 percent or more of the transactions are sales of prepared food for on-site or take-out consumption shall be classified as Catering Services or Eating and Drinking Establishments.
  - 1. Convenience Markets. Retail sales of food, beverage and small convenience items typically found in establishments with long or late hours of operation. This definition excludes delicatessens and other specialty food shops having a sizeable assortment of fresh fruits and vegetables, and fresh-cut meat or fish.
- M. Funeral and Internment Services. Establishments primarily engaged in the provision of service involving the care, preparation or disposition of human dead other than in cemeteries. Typical uses include crematories, columbariums, mausoleums or mortuaries.
- N. Horticulture, Limited. The raising of vegetables, flowers, ornamental trees and shrubs as a commercial enterprise, provided that no nursery equipment or materials shall be stored and no structures erected. Commercial horticulture accessory to a dwelling unit shall be regulated as a home occupation.
- O. Laboratories. Establishments providing medical or dental laboratory services; or establishments with less than 2,000 square feet providing photographic, analytical, or testing services. Other laboratories are classified as Limited Industry.
- P. Maintenance and Repair Services. Establishments providing appliance repair, or building maintenance services. This classification excludes maintenance and repair of vehicles; (see Vehicle/Equipment Repair) or boats or ships (see Marine Sales and Services).
- Q. Marine Sales and Services.
  - 1. Boat Rentals and Sales. Establishments engaged in the rental, or sale of boats or ships, including storage and incidental maintenance. This classification includes establishments engaged in the sale or rental of personal watercraft, such as canoes, kayaks, and jet-skis, but does not include Entertainment and Excursion Services.
  - 2. Boat Storage. Storage of operative or inoperative boats or ships.

3. Boat Yard. Construction and repair of boats or ships, including the sale, installation, and servicing of related equipment and parts.
  4. Entertainment and Excursion Services. Establishments providing vessels engaged in the carrying of passengers for hire for the purposes of entertainment or excursions, including fishing, whale watching, diving, educational activities, harbor and coastal tours, dining/drinking, business or social special events and entertainment.
  5. Marine Service Stations. Establishments engaged in the retail sale of gasoline, diesel, and alternative fuels, lubricants, parts, and accessories for boats or ships.
  6. Marine Retail Sales. Establishments providing supplies and equipment for shipping or related services, or pleasure boating.
- R. Nurseries. Establishments in which all merchandise other than plants is kept within an enclosed building or a fully screened enclosure, and fertilizer of any type is stored and sold in package form only.
- S. Offices, Business and Professional. Offices of firms or organizations providing professional, executive, management, or administrative services, such as architectural, engineering, real estate, insurance, investment, legal, and medical/dental offices. This classification includes medical/dental laboratories incidental to an office use, but excludes banks and savings and loan associations.
1. Offices, Medical and Dental. Offices of firms or organizations providing medical/dental services. This classification includes facilities for the diagnosis and treatment of human patients and medical/dental laboratories incidental to the office use.
- T. Pawn Shops. Establishments engaged in the buying or selling of new or secondhand merchandise and offering loans secured by personal property and subject to Chapter 5.20 of the Municipal Code.
- U. Personal Improvement Services. Provision of instructional services or facilities, including photography, fine arts, crafts, dance or music studios, driving schools, business and trade schools, and diet centers, reducing salons, and health/fitness clubs.
1. Health/Fitness Clubs. Establishments with equipment for exercise and physical conditioning.
- V. Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, seamstresses, tailors, shoe

repair shops, dry-cleaning businesses (excluding large-scale plants as provided in Section 20.05.060 (C)), and self-service laundries.

1. Limited. Excludes dry cleaning businesses and self-service laundries.
  2. Massage Establishments. Establishments providing massage service as defined in Chapter 20.87.
  3. Nail Salons. Establishments where 25 percent or more of the work stations are used to provide manicure and/or pedicure services.
- W. Postal Services. Establishments providing commercial postal services directly to the customer, including letter and parcel mailing, post office box rental, and related services. This classification does not include facilities of the U.S. Postal Service (see Government Offices).
- X. Printing and Duplicating Services. Establishments providing printing and duplicating services using photocopy, blueprint, and offset printing and similar equipment. This classification includes small-scale photo processing, but excludes photographic laboratories and industrial printing and publishing plants.
- Y. Research and Development Services. Establishments primarily engaged in industrial or scientific research, including limited product testing. This classification includes electronic research firms or pharmaceutical research laboratories, but excludes manufacturing, except of prototypes, or medical testing and analysis.
- Z. Retail Sales. The retail sale of merchandise not specifically listed under another use classification. This classification includes department stores, clothing stores, and furniture stores, and businesses retailing the following goods: toys, hobby materials, hand crafted items, jewelry, cameras, photographic supplies, electronic equipment, records, sporting goods, kitchen utensils, hardware, appliances, antiques, art supplies and services, paint and wallpaper carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding service and installation).
1. Limited. Excludes furniture, hardware, paint and wallpaper, carpeting and floor covering, and new automotive parts and accessories.
  2. Pharmacies and Medical Supplies. Establishments primarily selling prescription drugs, and medical supplies and equipment.
- AA. Secondhand Appliances and Clothing Sales. The retail sale of used appliances and clothing, by secondhand dealers who are subject to Chapter 5.20 of the Municipal

Code. This classification excludes antique shops primarily engaged in the sale of antique furniture and accessories .

- BB. Swap Meets, Recurring. Retail sale or exchange of handcrafted or secondhand merchandise for a maximum period of 48 hours, conducted by a sponsor on a more than twice yearly basis.
- CC. Travel Services. Establishments providing travel information and reservations to individuals and businesses. This classification excludes car rental agencies.
- DD. Vehicle/Equipment Sales and Services.
1. Automobile Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles.
  2. Commercial Parking Facility. Lots offering short-term or long-term parking to the public for a fee.
  3. Service Stations. Establishments engaged in the retail sale of gasoline, diesel, and alternative fuel, lubricants, parts, and accessories. This classification includes incidental maintenance and repair of automobiles and light trucks, but excludes body and fender work or repair of heavy trucks or vehicles.
  4. Vehicle/Equipment Repair. Repair of automobiles, trucks, motorcycles, mobile homes, or recreational vehicles, including the sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, body and fender shops, wheel and brake shops, and tire sales and installation, but excludes vehicle dismantling or salvage and tire retreading or recapping.
    - a. Limited. Excludes body and fender shops.
    - b. Electronic Equipment Installation. Limited to the sale and installation of electronic equipment such as alarms, cellular telephones, and stereos.
  5. Vehicle/Equipment Sales and Rentals. Sale or rental of automobiles, motorcycles, trucks, tractors, construction or agricultural equipment, mobile homes, and similar equipment, including storage and incidental maintenance.
    - a. Limited. Limited to the sale or rental of automobiles, including storage and incidental maintenance, but excluding maintenance requiring pneumatic lifts.

6. Vehicle Storage. Storage of operative or inoperative vehicles. This classification includes storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses and recreational vehicles, but does not include vehicle dismantling.

EE. Visitor Accommodations.

1. Bed and Breakfast Inns. Establishments offering lodging rooms for less than 30 days in a dwelling unit, with incidental eating and drinking service for lodgers only provided from a single kitchen.
2. Hotels, Motels, and Time-Share Facilities. Establishments offering commercial lodging for less than 30 days. This classification includes incidental eating, drinking, and banquet service intended for the convenience of guests.
3. RV Parks. A facility renting or leasing space for recreational vehicles for recreation or vacation purposes .
4. Single-Room Occupancy (SRO) Residential Hotels. Buildings with six or more guest rooms without kitchen facilities in individual rooms, or kitchen facilities for the exclusive use of guests, and which are also the primary residences of the hotel guests.

FF. Warehousing and Storage, Limited. Provision of storage space for household or commercial goods within an enclosed building without direct public access to individual storage spaces. This classification includes facilities with a maximum of 5,000 square feet of gross floor area, but excludes Distribution and Storage, and Vehicle Storage.

GG. Warehousing and Storage, Self Service. Provision of storage space for household or commercial goods within an enclosed building with direct public access to individual storage spaces.

**20.05.060 Industrial Use Classifications**

- A. Food Processing. Establishments primarily engaged in the manufacturing or processing of food or beverages for human consumption and wholesale distribution.
- B. Industry, Custom. Establishments primarily engaged in on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment.

1. Limited. Includes mechanical equipment not exceeding two horsepower or a single kiln not exceeding eight kilowatts and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle-making shops, and custom jewelry manufacture.
- C. Industry, General. Manufacturing of products, primarily from extracted or raw materials, or bulk storage and handling of such products and materials. Uses in this classification typically involve a high incidence of truck or rail traffic, and/or outdoor storage of products, materials, equipment, or bulk fuel. This classification includes chemical manufacture or processing, large-scale laundry and dry cleaning plants, auto dismantling within an enclosed building, oil and gas refining, stonework and concrete products manufacture (excluding concrete ready-mix plants), small animal production and processing within an enclosed building, and power generation.
1. Large-scale Laundry and Dry Cleaning Plants. A laundry or dry cleaning facility having any of the following characteristics:
    - a. Boiler exceeding a total of 15 horsepower;
    - b. Dry cleaning machine exceeding 60 pounds total capacity;
    - c. Dryer exceeding 50 pounds total capacity;
    - d. Wet cleaning washer exceeding 50 pounds total capacity.
- D. Industry, Limited. Manufacturing of finished parts or products, primarily from previously prepared materials; and provision of industrial services; both within an enclosed building. This classification includes processing, fabrication, assembly, treatment, and packaging, but excludes basic industrial processing from raw materials and Vehicle/Equipment Services.
1. Small Scale. Limited to a maximum gross floor area of 5,000 square feet.
- E. Industry, Marine-Related. Establishments primarily engaged in the manufacture of marine-related parts or products. This classification excludes boat yards.
- F. Industry, Research and Development. Establishments primarily engaged in the research, development, and controlled production of high-technology electronic, industrial or scientific products or commodities for sale, but prohibits uses that may be objectionable in the opinion of the Planning Director, by reason of production of offensive odor, dust, noise, vibration, or storage of hazardous materials. Uses include biotechnology, films, and non-toxic computer component manufacturers.

- G. Storage and Distribution. Storage and distribution facilities without direct public access.
1. Trucking Terminals. Storage and distribution facilities having more than six heavy trucks on the premises at one time, but excluding trucking accessory to a Limited or General Industry classification.
  2. Small-Scale. Wholesaling, distribution and storage having a maximum gross floor area of 5,000 square feet and having no more than two docks or service bays.

**20.05.070      Agriculture and Extractive Use Classifications**

- A. Animal Husbandry. Raising of animals or production of animal products, such as eggs or dairy products, on an agricultural or commercial basis. Typical uses include grazing, ranching, dairy farming, animal breeding, and poultry farming.
- B. Crop Production. Raising and harvesting of tree crops, row crops, greenhouse crops, or field crops on an agricultural or commercial basis, including packing and processing.
- C. Mining and Processing. Places or plants primarily devoted to surface or subsurface mining of metallic and nonmetallic minerals, oil or gas, together with essential on-site processing and production of only nonmetallic mineral products. Typical places are borrow pits, quarries, oil and gas drilling rigs, or concrete batch plants. This classification specifically excludes any activities that are directly or indirectly associated with off-shore oil and gas exploration, production, or processing.

**20.05.080      Accessory Use Classifications**

- A. Accessory Structures and uses. Structures and uses that are incidental to the principal permitted or conditionally permitted use or structure on a site and are customarily found on the same site. This classification includes accessory dwelling units ("granny units" and "second units") and home occupations.

**20.05.090      Temporary Use Classifications**

- A. Animal Shows. Exhibitions of domestic or large animals for a maximum of 7 days.



- B. Christmas Tree and Pumpkin Sales. Retail sales of pumpkins and Christmas trees between October 1 and November 7 and Thanksgiving and December 31, respectively.
- C. Circuses and Carnivals. Provision of games, rides, eating and drinking, facilities, live entertainment, animal exhibitions, or similar activities for a maximum of 7 days. This classification excludes events conducted in a permanent entertainment facility.
- D. Commercial Filming, Limited. Commercial motion picture or video photography at the same location 6 or fewer days per quarter of a calendar year.
- E. Fairs and Festivals. Provision of games, eating and drinking facilities, live entertainment, or similar activities not requiring the use of roofed structures.
- F. Heliports, Temporary. Pads and facilities enabling takeoffs and landings by helicopters, for a period of not more than 90 days.
- G. Outdoor Storage and Display, Temporary. Outdoor storage and display of merchandise, materials, or equipment for a maximum period of 72 hours per quarter of a calendar year.
- H. Personal Property Sales. Sale or trading of used personal property from or on any residence or group of residences within the same neighborhood for a maximum of 3 days no more than twice in any one year. This classification includes estate, garage, and yard sales.
- I. Real Estate Office, Temporary. Tract and sales offices for the first sale of structures and/or lots.
- J. Recreation and Entertainment Events. Provision of non-recurring participant or spectator recreational or entertainment events. This classification includes sporting events and tournaments, contests and exhibitions, performing arts, and similar activities for a maximum of 7 days. This classification excludes events conducted in a permanent entertainment facility.
- K. Religious Assembly. Religious services conducted on a site that is not permanently occupied by a religious assembly use, for a period of not more than 30 days.
- L. Swap Meets, Non-Recurring. Retail sale or exchange of handcrafted, or secondhand merchandise for a maximum period of 48 hours, conducted by a sponsor no more than twice in any year.
- M. Trade Fairs. Display and sale of goods or equipment related to a specific trade or industry for a maximum period of 5 days.